

003.A

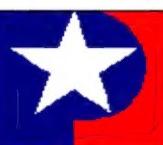
0003

0041.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
978,200 / 978,200  
978,200 / 978,200  
978,200 / 978,200
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
41		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:	41
-----------	---------	----

Owner 1: LIEBMAN JAMES &amp;

Owner 2: LIGGIO MARY ELIZABETH

Owner 3:

Street 1: 41 MILTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: GLENDALE ROAD LLC -

Owner 2: -

Street 1: 45 NARRAGANSETT RD

Twn/City: QUINCY

St/Prov: MA Cntry:

Postal: 02169

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 2298 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7252																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	978,200			978,200		315027
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Source: Market Adj Cost Total Value per SQ unit /Card: 425.67 /Parcel: 425.67 Entered Lot Size Total Land: Land Unit Type:

!15985!

**USER DEFINED**

Prior Id # 1:	2801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	21:43:25
LAST REV	
Date	Time
05/15/18	08:20:35
danam	
15985	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 003.A-0003-0041.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	102	FV	978,200	0	.	978,200		Year end	12/23/2021
2021	102	FV	949,300	0	.	949,300		Year End Roll	12/10/2020
2020	102	FV	934,900	0	.	934,900	934,900	Year End Roll	12/18/2019
2019	102	FV	831,300	0	.	831,300	831,300	Year End Roll	1/3/2019
2018	102	FV	735,100	0	.	735,100	735,100	Year End Roll	12/20/2017
2017	102	FV	669,900	0	.	669,900	669,900	Year End Roll	1/3/2017
2016	102	FV	669,900	0	.	669,900	669,900	Year End	1/4/2016
2015	102	FV	608,900	0	.	608,900	608,900	Year End Roll	12/11/2014

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

GLENDALE ROAD L	61659-451	4/23/2013		610,000	No	No	

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

Date Result By Name

5/15/2018	Measured	DGM	D Mann
1/15/2014	NEW CONDO	BR	B Rossignol

**BUILDING PERMITS**

Date Result By Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frpl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2													
Year Blt: 1921	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict: G15	Fact: .			Floor: M - Multi-Level				Totals	RMS: 8	BRs: 4	Baths: 1	HB									
Const Mod:				% Own: 55.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																
Prim Int Wal: 2 - Plaster				Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: 5 - Lino/Vinyl	20 %			Total:	4.6 %																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ: 305.00																	
Bsmnt Gar:				Size Adj.: 1.10691905																	
Electric: 3 - Typical				Const Adj.: 0.98402047																	
Insulation: 2 - Typical				Adj \$ / SQ: 332.215																	
Int vs Ext: S				Other Features: 84000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.10																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 1025392																	
% Com Wal	% Sprinkled			Depreciation: 47168																	
				Depreciated Total: 978224																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0003-0041.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N				Total Yard Items:				Total Special Features:				Total:									